

Loudon Zoning Board of Adjustment
Meeting Minutes
July 26, 2018

Present:

Chairman Ned Lizotte, Vice Chairman Howard Pearl, Earl Tuson, Roy Merrill, Charlie Aznive and alternates George Saunderson, Peter Pitman and Dennis Jakubowski

Minutes:

Regular Hearing June 28, 2018- Mr. Tuson made a correction to the motion for application Z18-07, it states all were opposed the motion to deny and it should be approved to deny the application. **Mr. Pearl made a motion to approve the minutes with the correction. Mr. Tuson seconded the motion; All in favor. APPROVED.**

Discussions:

None

Public Hearings:

Application #Z18-10 Diane Burr—Special Exception for reduced setback, Map 29 Lot 75, Village District-

Chairman Lizotte told the Board he viewed the property and the addition that they are looking for is to add onto a shed that is already in place and continue with the setback that is currently in place. Mrs. Burr said she is looking for a reduced side setback of 9 feet 10 inches from the boundary line. No abutters were present. Mr. Jakubowski questioned if they could add onto a different side of the shed. Jeff Burr said it has a steep slope. Chairman Lizotte went over the application with the applicant. Mr. Saunderson said the village district is small lots and she isn't asking for more of a reduced setback than what is currently in place. **Mr. Merrill made a motion to approve the application. Mr. Pearl seconded; All were in favor. APPROVED.**

Application #Z18-11 Ryan Arsenault—Special Exception for reduced setback, Map 12 Lot 22, R/R District-

Ryan Arsenault approached the Board to discuss the application. Mr. Arsenault explained he would like to build a garage on his property and is requesting a reduced side setback of 15 feet. Chairman Lizotte questioned locating the garage next to the home so it is within the setback. Mr. Arsenault said the septic is located in the area. Mr. Saunderson questioned a shed that is currently on the property and if it would be taken down. Mr. Arsenault said the shed will be removed, he added it to the plan to show where it is currently located. Mr. Pearl asked where the abutting neighbor is located. Mr. Arsenault said it is a drop off, woods and a pond. Mr. Tuson said the abutting lot is over 6.5 acres and the tax map indicates the pond in the middle so they are quite a distance away. Chairman Lizotte asked if there is a tree line in between. Mr. Arsenault said there are trees and he will need to cut down two to build the garage. Mr. Jakubowski asked about locating the driveway closer to the home. Mr. Arsenault said if he moves it then it will be in the driveway. Mr. Tuson said if he was to move it then it would be in the wetlands setback. Chairman Lizotte went over the application with the applicant. **Mr. Tuson made a motion to approve the application. Mr. Aznive seconded; All were in favor. APPROVED.**

Application #Z18-12 Donald & Lanette Twombly—Special Exception for amateur radio tower and antenna, Map 12 Lot 22, AFP District- No abutters were present. Mr. Twombly said he is proposing to put up a 84' tall amateur ham radio tower. Chairman Lizotte spoke to the applicant about why a special exception was needed. Mr. Twombly said he took the ordinance as it meant cell towers and antennas as one whole. Chairman Lizotte said it does say antennas in the Ordinance so he feels he needs it. Mr. Twombly said he had given a range or heights from 84-100' as you need to be over the tree line. Mr. Aznive said the higher the tower the less it would interfere. Mr. Aznive said this could benefit the town in a crisis situation. Chairman Lizotte questioned the exact height he wants. Mr. Twombly said he picked a number that was reasonable. Mr. Tuson asked about in the future needing a taller antenna. Chairman Lizotte said the number that is asked for will be the height that is allowed. Mr. Twombly said he would like to request 100'. Mr. Saunderson questioned if this picks up police activity. Mr. Twombly said it doesn't. Chairman Lizotte went over the application with the applicant. **Mr. Pearl made a motion to approve the application. Mr. Aznive seconded; All were in favor. APPROVED.**

Board Discussion:

Mr. Pearl said the bridge dedication for Dave Powelson was well attended and Chairman Lizotte gave a wonderful speech.

Mr. Pearl questioned the wording in the Ordinance in regards to the Twombly application and said they should possibly have the town attorney look over it. The Board said they could look into making a correction in the fall when the Ordinance is updated.

Adjournment:

Mr. Tuson moved to adjourn the meeting at 7:48 pm; seconded by Mr. Aznive. All were in favor.

Submitted by,
Danielle Bosco
Administrative Assistant